

## **BOARD OF ZONING APPEALS AGENDA DECEMBER 2, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **December 2, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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#### ***Administrative Items***

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##### **Staff/Action**

L. Arseneau PATRICIA F. MARTINEZ (ISHA'S DAY CARE), SP 2015-MA-062 (home child care)  
*Admin. (Admin. moved from 9/30/15 at staff's req.)*  
*Moved to*  
*2/3/16 at*  
*appl. req.*

9:00 A.M. FARAHE PAUL MALOOF, A/K/A F. PAUL MALOOF, VC 2015-DR-006 Appl. under  
Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure in the  
front yard of a lot containing 36,000 sq. ft. or less. Located at 1506 Dewberry Ct., McLean,  
S. Williams 22101, on approx. 21,365 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((9))  
Withdrawn 97. (Concurrent with SP 2015-DR-114). *(Admin. moved from 11/4/15 at appl. req.)*

9:00 A.M. 6805 INDUSTRIAL LAND CO., SP 2015-MA-088 Appl. under Sect(s). 5-603 of the Zoning  
E.M. Haley Ordinance to permit a health club, ice-skating facilities, swimming pool, squash courts,  
*Admin.* indoor recreational uses, and accessory uses. Located at 6801 Industrial Rd., Springfield,  
*Moved to* 22151, on approx. 20.0 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((1)) 30.  
*2/24/16 at (Admin. moved from 9/21/15 at appl. req.)*  
*appl. req.*

9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the  
Zoning Ordinance. Appeal of a determination that a detached accessory structure  
M. Mertz (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is  
*Admin.* in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx.  
*Moved to* 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. *(Admin.*  
*1/27/16 at moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, 10/29/14, 4/8/15 and 6/24/15 at*  
*appl. req. appl. req.)*

**Public Hearings**

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- 9:00 A.M. TOAN LY, SP 2015-BR-120 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 6.4 ft. from a side lot line. Located at 9632 Boyett Ct., Fairfax, 22032, on approx. 9,477 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-3 ((9)) 29.  
M.A. Tsai
- 9:00 A.M. JAMES A. GARDNER, SANDRA L. GARDNER, SP 2015-MV-123 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 17.9 ft. from a rear lot line. Located at 7808 New London Dr., Springfield, 22153, on approx. 9,975 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 367.  
S. Williams
- 9:00 A.M. FARAHE PAUL MALOOF, A/K/A F. PAUL MALOOF, SP 2015-DR-114 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 11.8 ft. from a side lot line. Located at 1506 Dewberry Ct., McLean, 22101, on approx. 21,365 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((9)) 97. *(Admin. moved from 11/4/15 at appl. req.)*  
S. Williams
- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. *(Admin. moved from 5/8/13 at appl. req.) (Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.) (Admin. moved from 11/18/15 at appl. req.)*  
P. Yoon
- 9:00 A.M. SEUNG CHE KUEN, SP 2015-SU-107 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office (accupuncture). Located at 5624 Pickwick Rd., Centreville, 20120, on approx. 21,904 sq. ft. of land zoned R-1, HC, WS, and HD. Sully District. Tax Map 54-4 ((2)) 123. *(Admin. moved from 10/21/15 at appl. req.)*  
P. Yoon
- 9:00 A.M. SANGEETA RANI (DBA TENDER STEPS), SP 2015-LE-121 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6042 Hydrangea Dr., Alexandria, 22310, on approx. 2,426 sq. ft. of land zoned R-8, HC. Lee District. Tax Map 81-4 ((34)) 222.  
P. Yoon
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to permit the amendment of SP 76-M-086, previously approved for a place of worship, private school of general education and a nursery school to permit site modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. *(Admin. moved from 8/5/15 at appl. req.) (Admin. moved from 10/7/15 at staff's req.)*  
K. Atkinson

- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE, SP 2014-PR-112 Appl. under Sect(s). 3-103, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx. 24,568 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 13. (Concurrent with VC 2015-PR-011). (Admin. moved from 2/11/15, 4/29/15 and 9/30/15 at appl. req.)
- L. Arseneau
- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE, VC 2015-PR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure and accessory structures to remain in a front yard of a lot containing 36,000 sq. ft. or less. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx. 26,872 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 11 and 13. (Concurrent with SP 2014-PR-112).
- L. Arseneau
- 9:00 A.M. ELIZABETH J. SEJAS, SP 2014-MA-208 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6735 Princess Anne Ln., Falls Church, 22042, on approx. 21,317 sq. ft. of land zoned R-2. Mason District. Tax Map 60-2 ((12)) 19. (Admin. moved from 5/13/15 and 9/30/15 at appl. req.)
- L. Arseneau
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). (Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.)
- E.M. Haley
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). (Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.)
- E.M. Haley
- 9:00 A.M. TRUSTEES OF THE MOUNT VERNON METHODIST CHURCH; NEW CINGULAR WIRELESS PCS, LLC, D.B.A. AT&T MOBILITY AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089 previously approved for a church with child care and telecommunications facility to permit site modifications. Located at 2006 Belle View Blvd., Alexandria, 22307, on approx. 2.8 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 14. (Deferred from 4/1/15 at appl. req.) (Deferred from 5/20/15 at staff's req.) (Admin. moved from 8/5/15 at appl. req.) (Deferred from 10/28/15 at appl. req.)
- E.M. Haley

- 9:00 A.M. FLEET PROPERTIES, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl.  
S. Gilbert under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. *(Admin. moved from 6/10/15 at appl. req.)*
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A  
S. Gilbert 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval reflecting the use of the building as a Private School of Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Admin. moved from 6/10/15 at appl. req.)*
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A  
S. Gilbert 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that rescinds Non-Residential Use Permits #143580105, #150430144, and #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Admin. moved from 6/10/15 at appl. req.)*

**JOHN F. RIBBLE III, CHAIRMAN**